

ELGIN STATE OF THE CITY

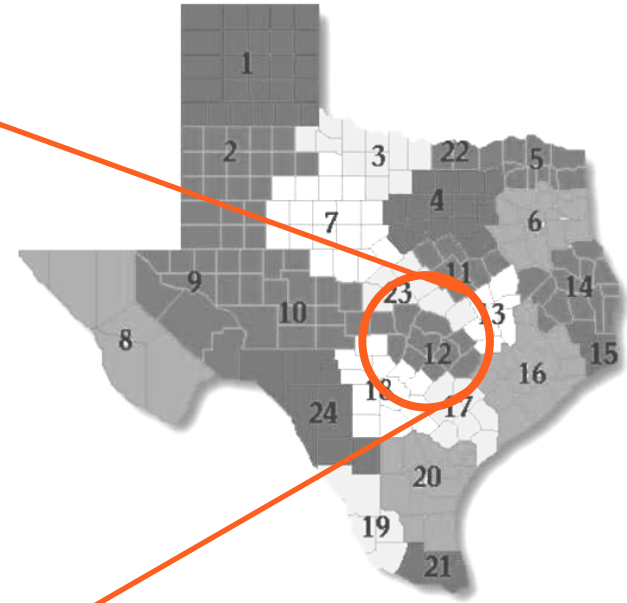
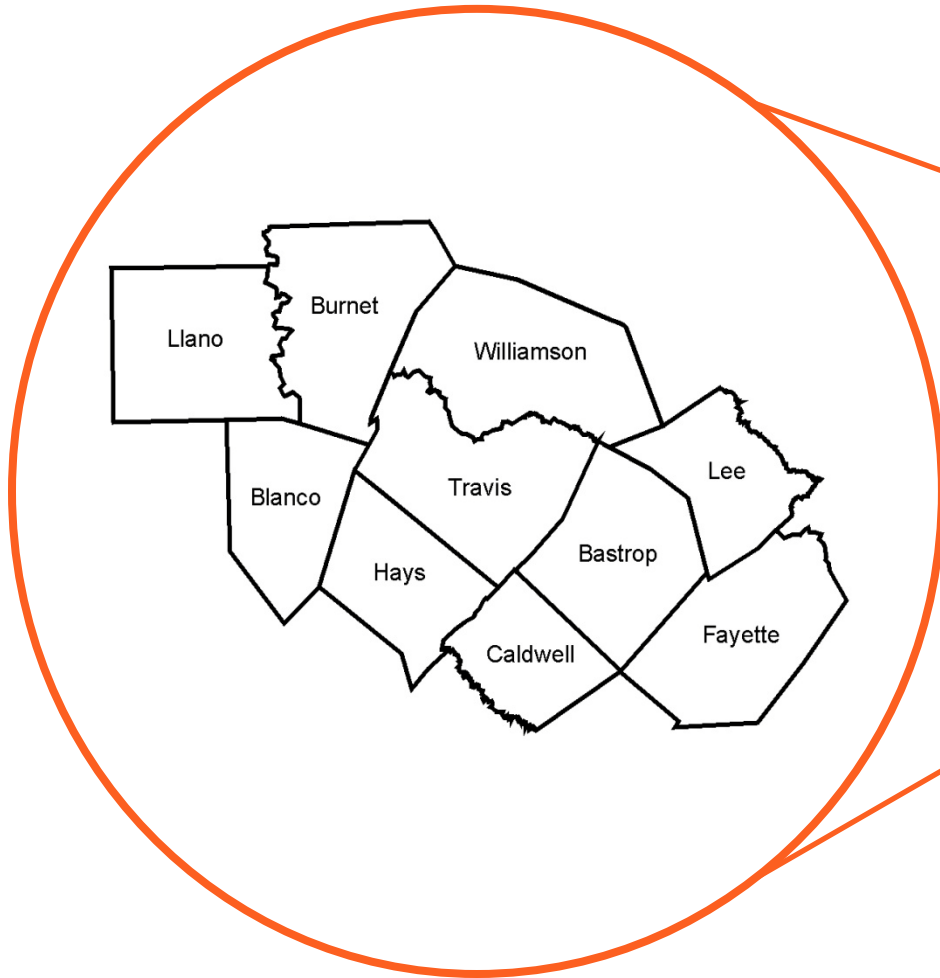
JUNE 25, 012



CAPITAL AREA COUNCIL OF GOVERNMENTS

- Emergency Communications 9-1-1
- Area Agency on Aging
- Homeland Security Planning & Training
- Regional Law Enforcement Academy
- Regional Services
 - Air Quality Planning
 - Economic Development Analysis & Tech Assistance
 - Solid Waste Planning & Funding
 - Transportation Planning & Coordination

Ten – county service area; State of Texas planning region 12



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POPULATION

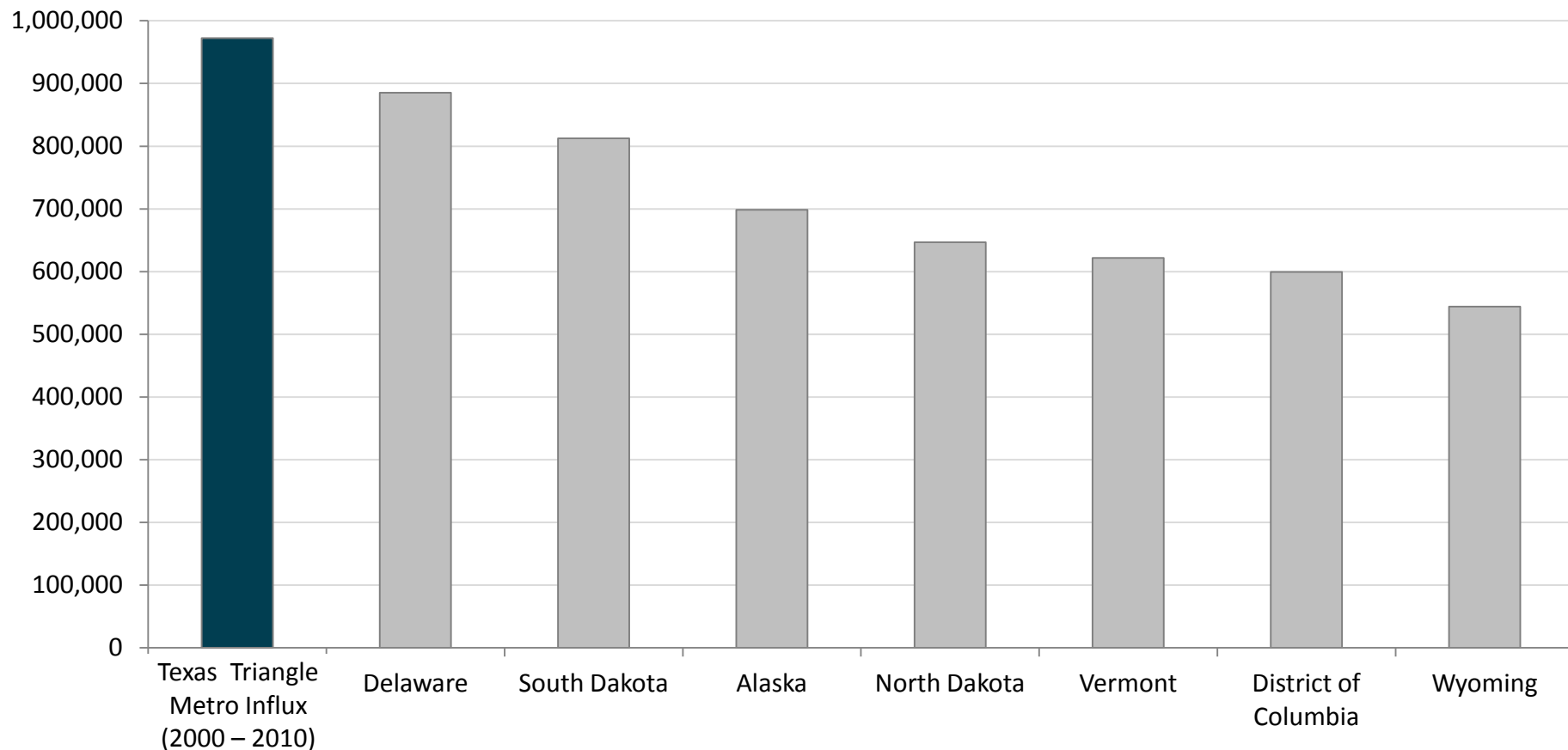


POPULATION – THE RISE OF TEXAS

Between 2000 and 2010, more than 972,000 people moved to the Texas Triangle's four major metropolitan areas—Austin, Dallas, Houston, and San Antonio. To put this number in perspective, the population of Delaware is just 885,000. In fact, the number of new residents that have moved to the Texas Triangle during the past decade is greater than the population of six states and the District of Columbia.



TEXAS MIGRATION SINCE 2000 COMPARED TO STATE POPULATIONS

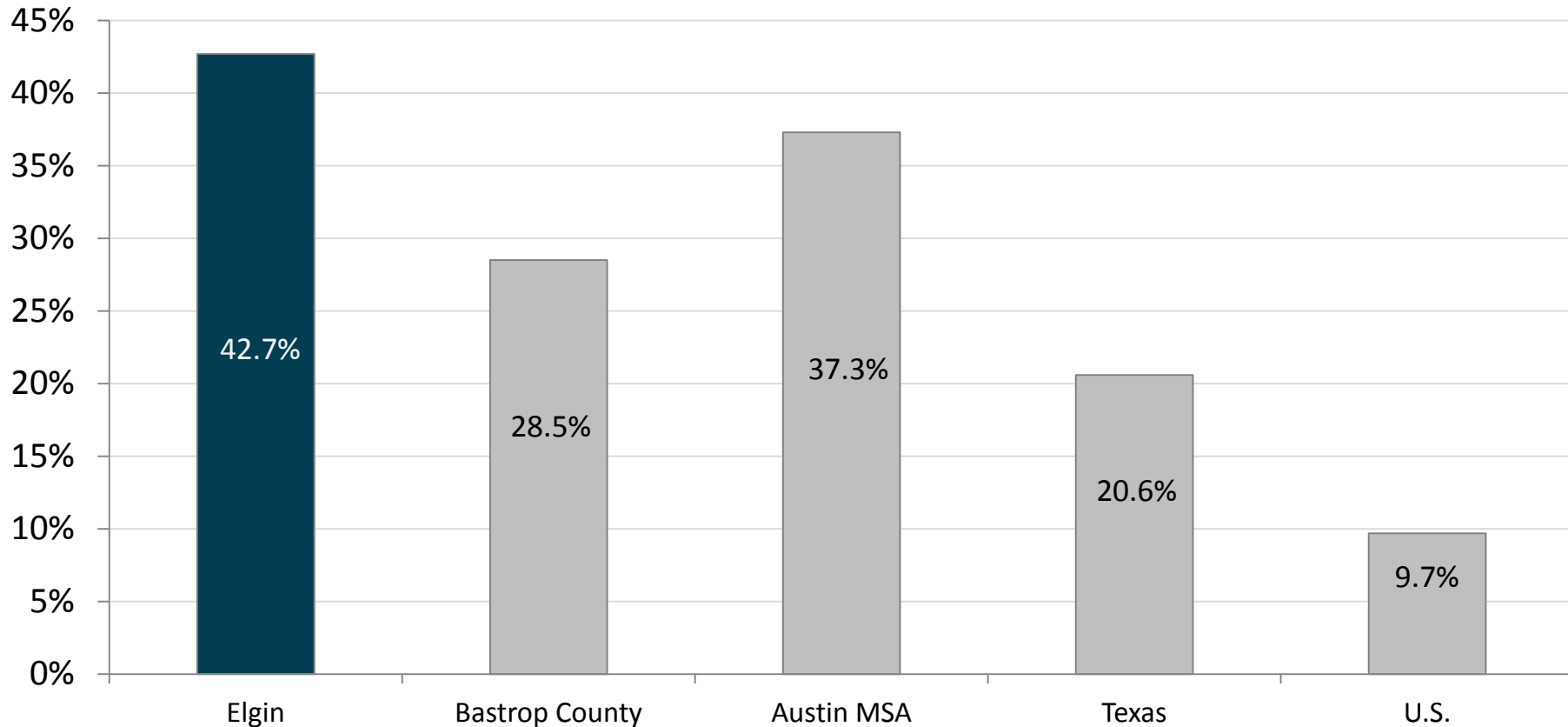


POPULATION – GROWTH (2000 to 2010)

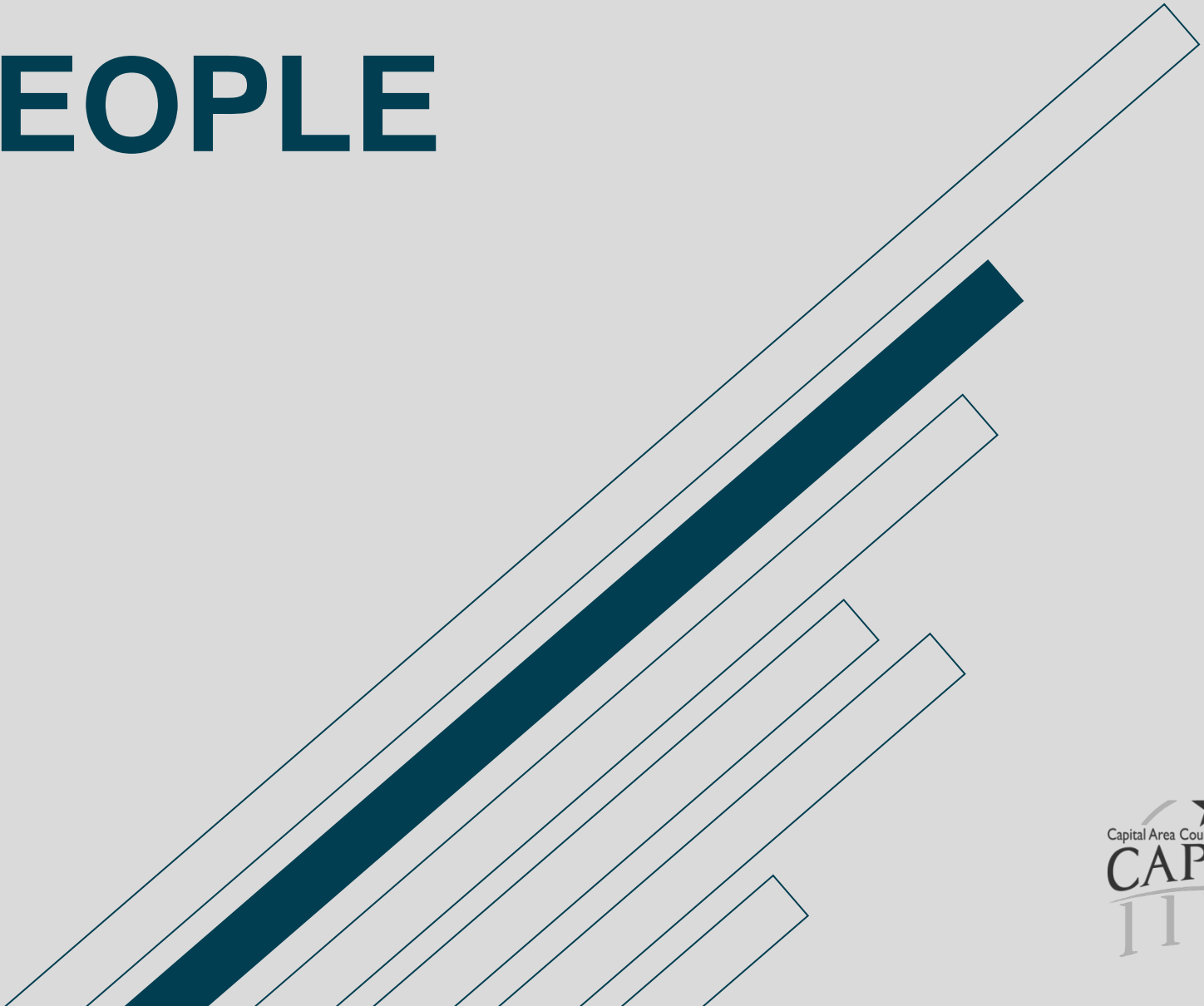
The City of Elgin has experienced significant growth during the past decade. Since 2000, the population has jumped from 5,700 to more than 8,100—an increase of more than 40 percent. Elgin’s growth rate surpassed that of both Bastrop County and the Austin metropolitan region, which grew 28.5 percent and 37.3 percent respectively.



POPULATION GROWTH (2000 TO 2010)

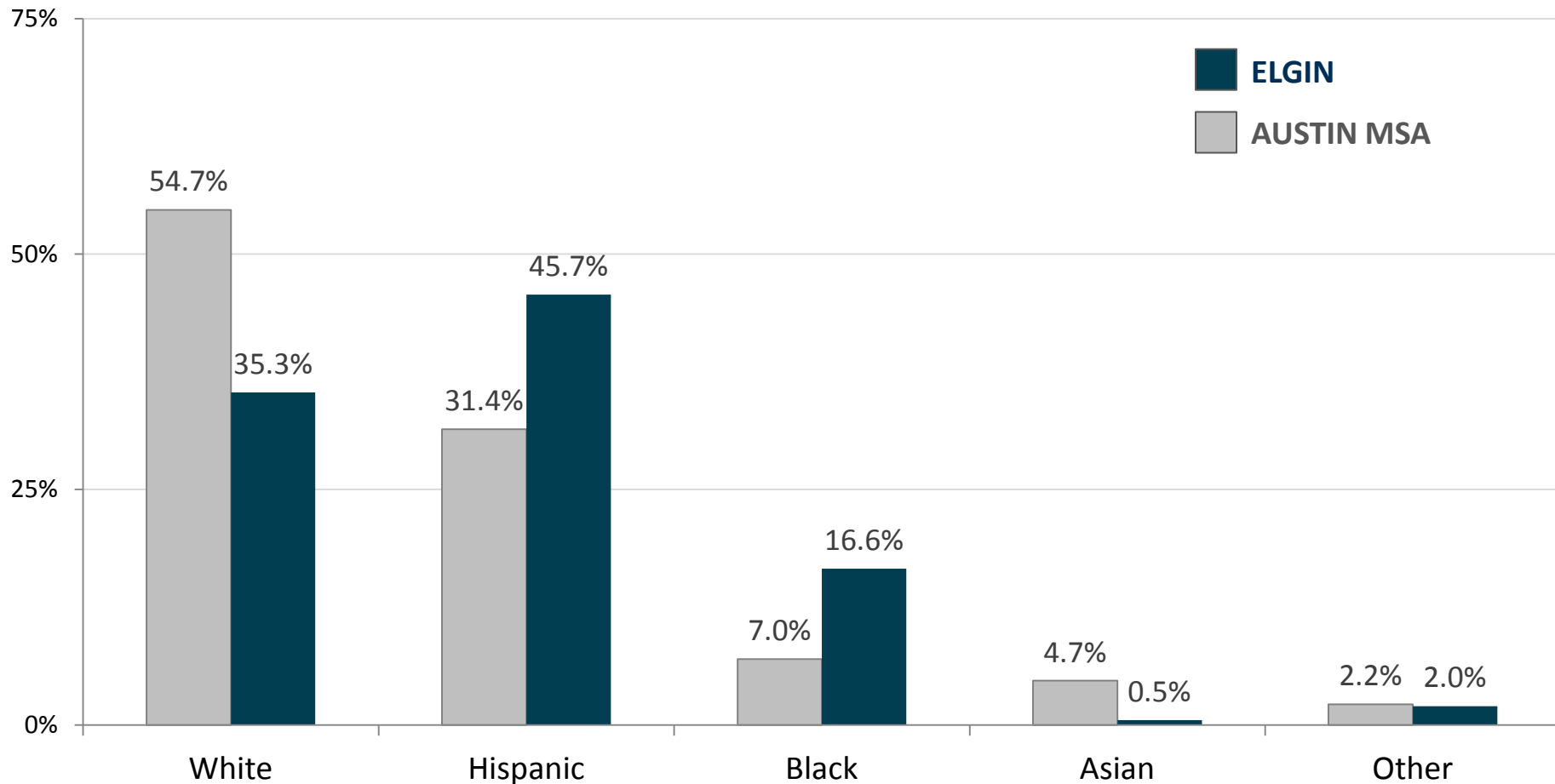


PEOPLE



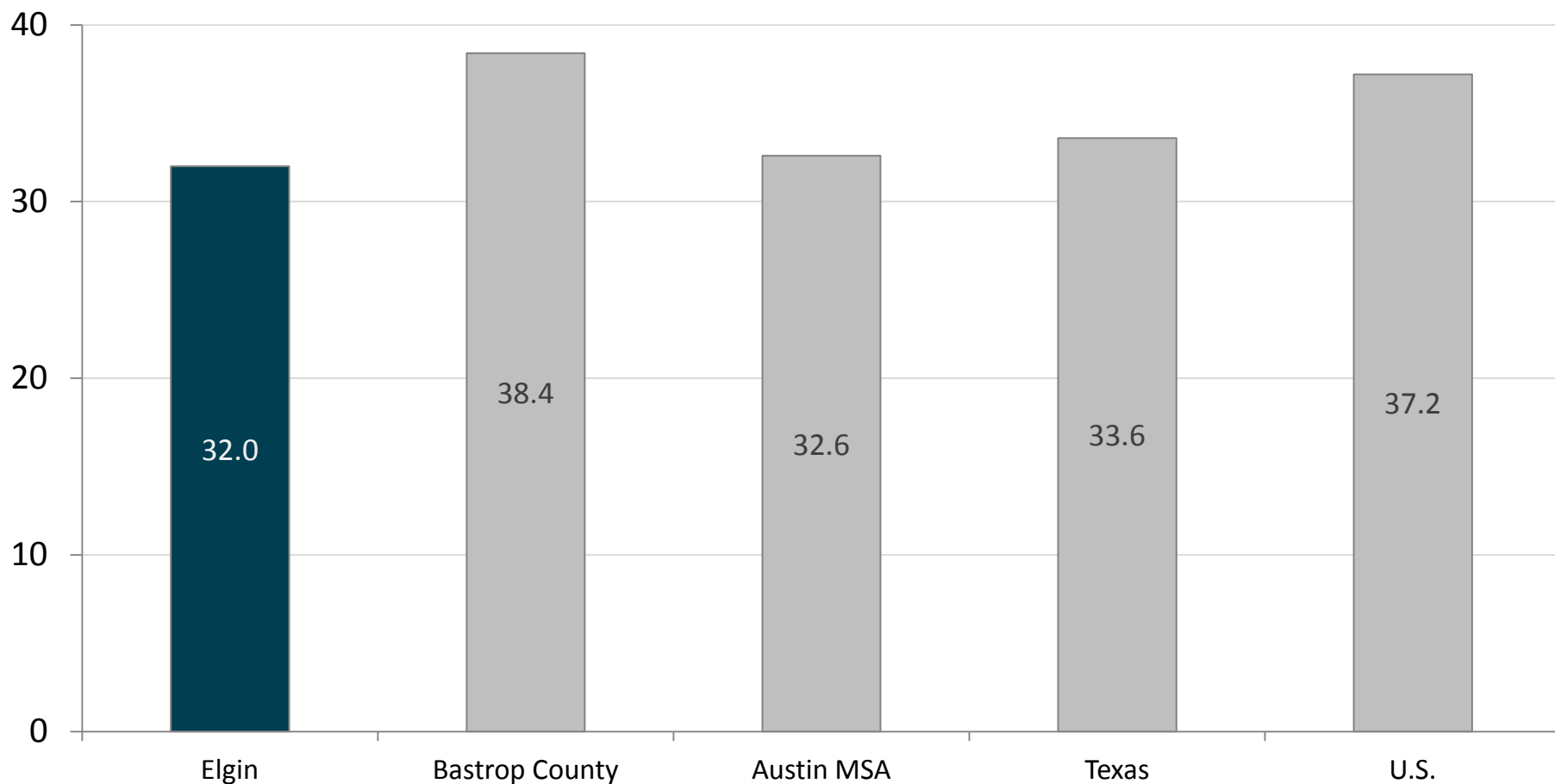
PEOPLE - RACIAL & ETHNIC COMPOSITION - 2010

The racial and ethnic composition of the City of Elgin differs significantly from the regional average. The proportion of White residents in Elgin, for example, is nearly 20 percentage points lower than the average of the Austin metropolitan region. In contrast, Hispanic and Black residents represent a larger share of Elgin's population than the regional average. Asians—which represent the fastest growing racial/ethnic group in the region—constitute less than one percent of Elgin's population.



PEOPLE – MEDIAN AGE (2010)

With a median age of 32, the City of Elgin is slightly younger than the Austin metropolitan region and the State of Texas. Notably, Elgin's relative youth stands in contrast to the rest of Bastrop County, which has the oldest median age of all counties in the Austin metropolitan region.

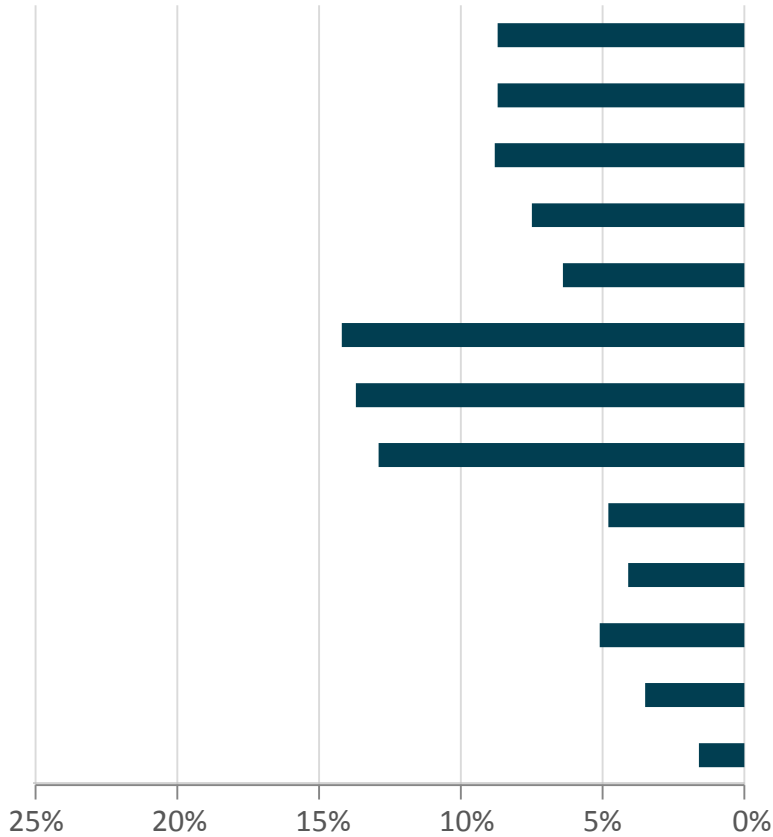


PEOPLE – AGE DISTRIBUTION (2010)

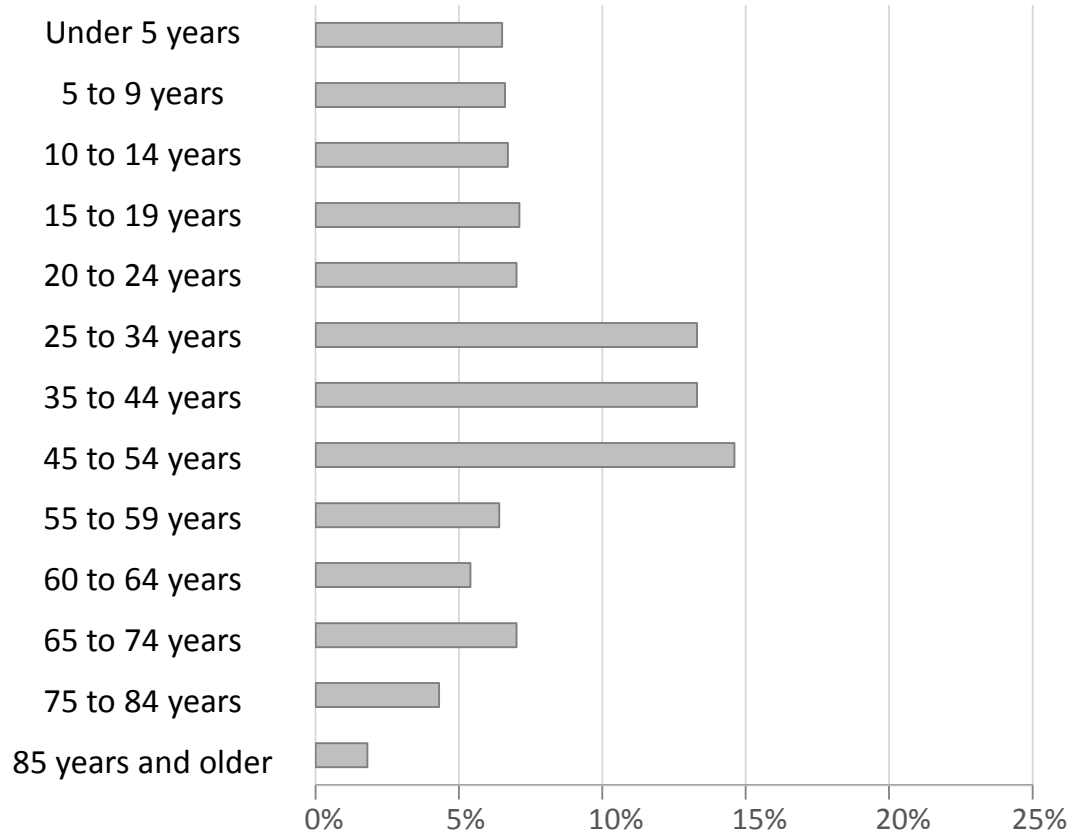
The relative youth of Elgin is further reflected in the age distribution of the City. For example, less than 20 percent of Elgin’s population is over the age of 55, compared to the national average of 25 percent. Additionally, nearly one in three Elgin residents is under the age of 20 (compared to the national average of 28 percent).



CITY OF ELGIN

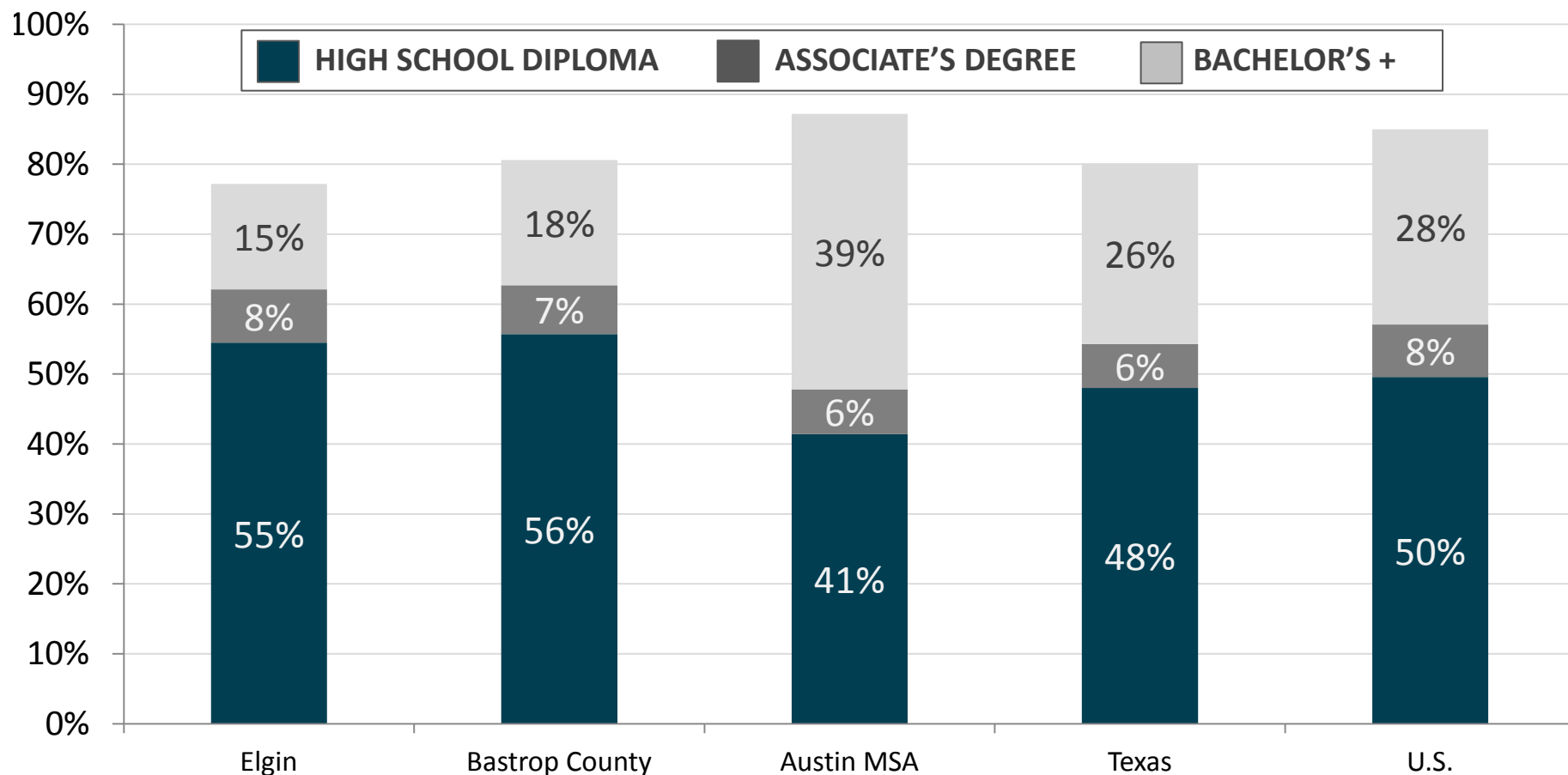


U.S.

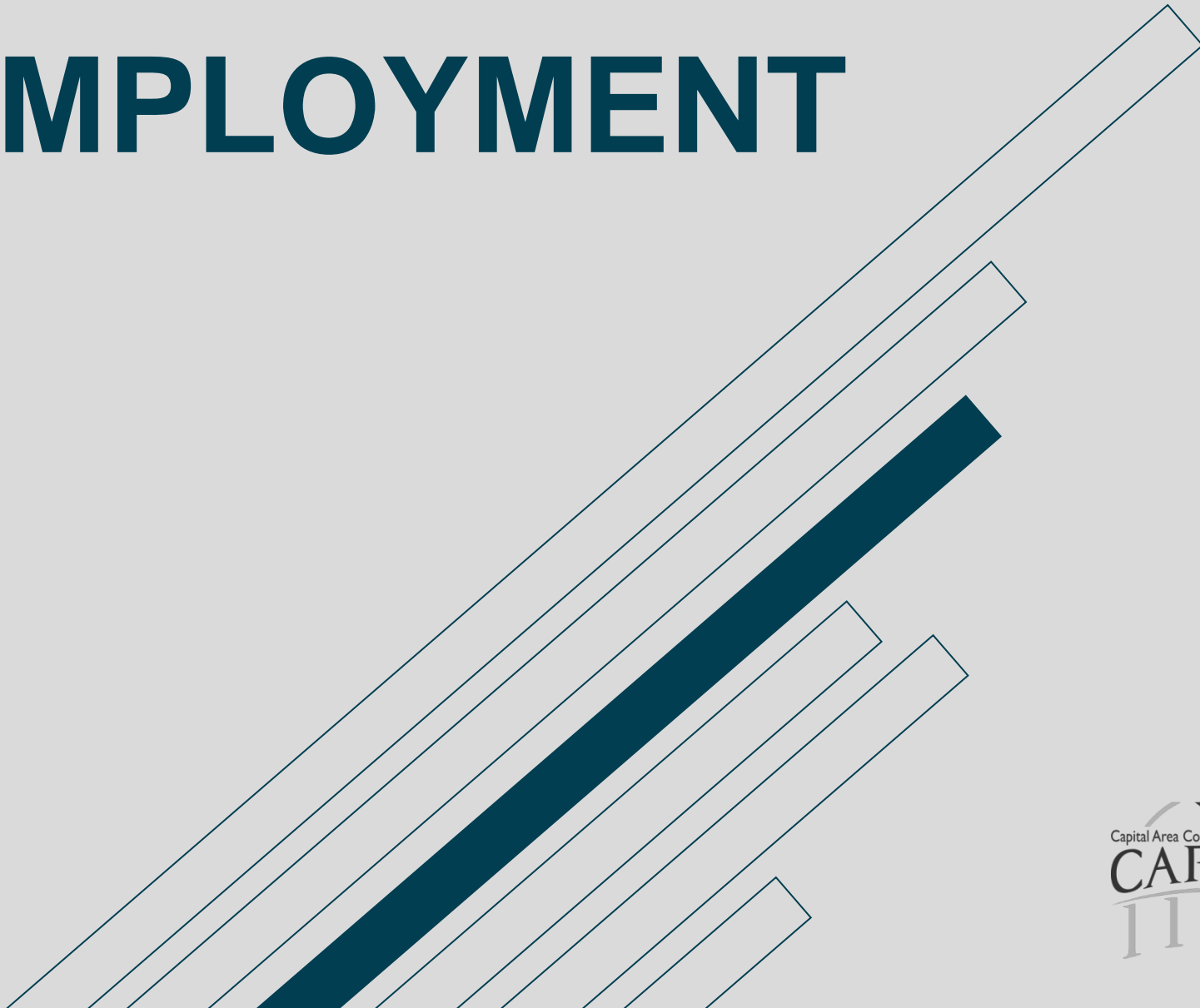


PEOPLE – EDUCATIONAL ATTAINMENT (2010)

Approximately 78 percent of Elgin residents 25 years and older possess a high school degree or higher. Elgin's high school educational attainment level is slightly lower than Bastrop County, the Austin metropolitan region, the State of Texas and the U.S. average. Elgin does have a higher proportion of residents with an Associate's degree than does Austin metropolitan region, though the city features far less levels of 4-year college educational attainment than the regional average.

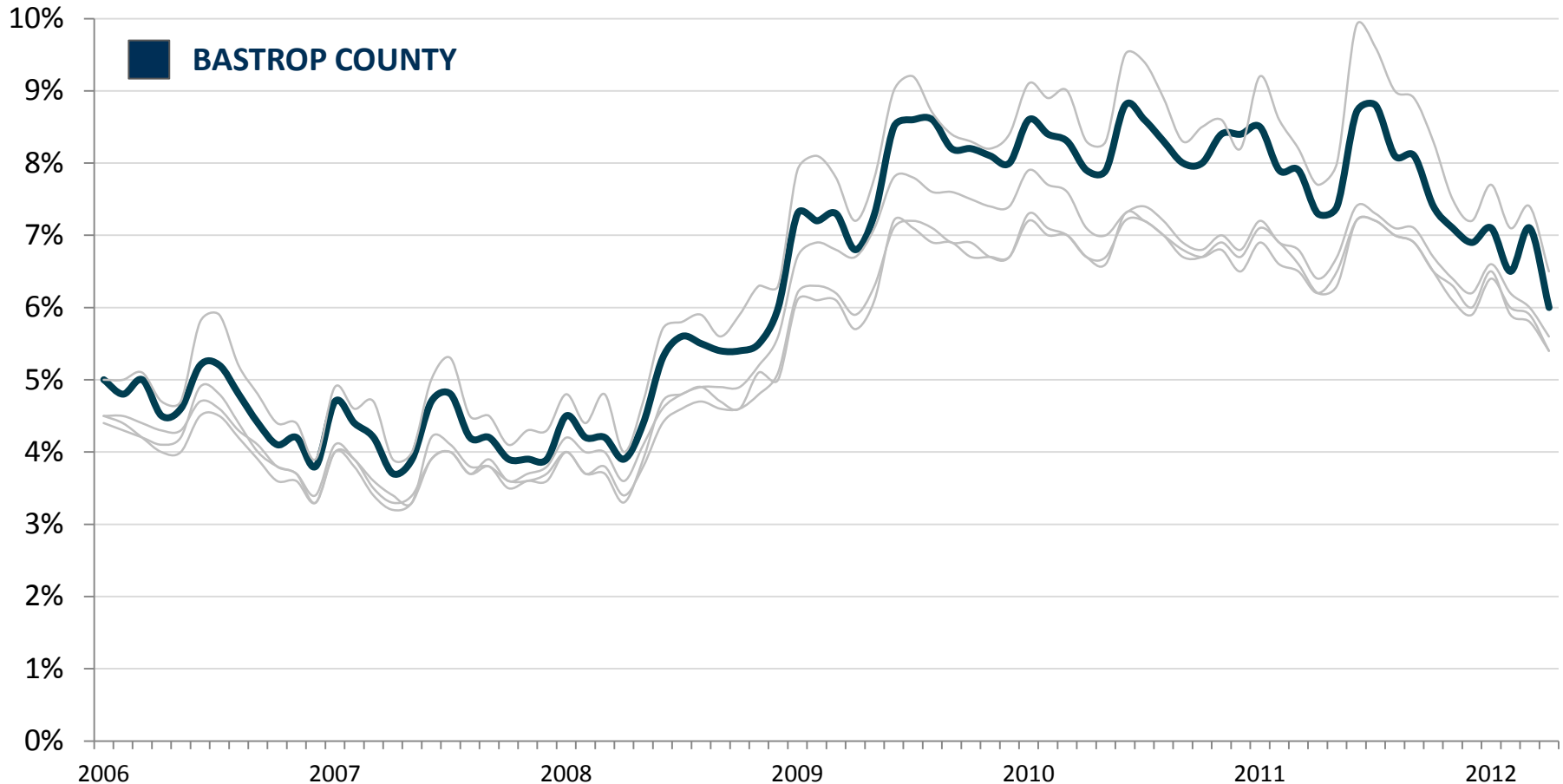


EMPLOYMENT



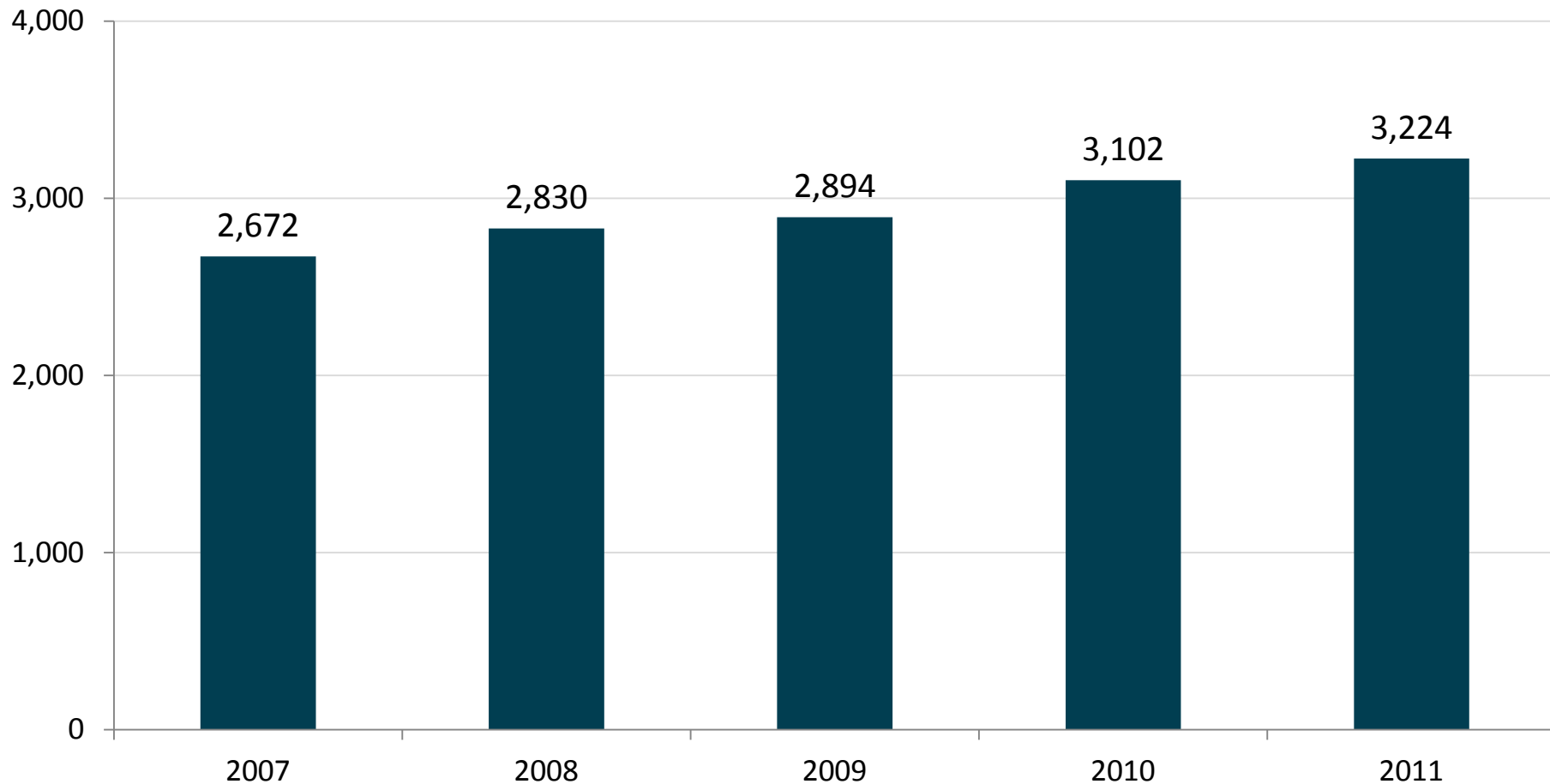
UNEMPLOYMENT – 2006 - 2012

During the past six years, the unemployment rate of Bastrop County has typically been the second-highest in the Austin metropolitan region (Caldwell County has usually had the highest unemployment rate in Central Texas). Still, Bastrop's unemployment rate remains several percentage points below the national figure. Furthermore, Bastrop County's unemployment rate has dropped dramatically during the past 12 months, falling from nearly 9 percent to 6 percent.



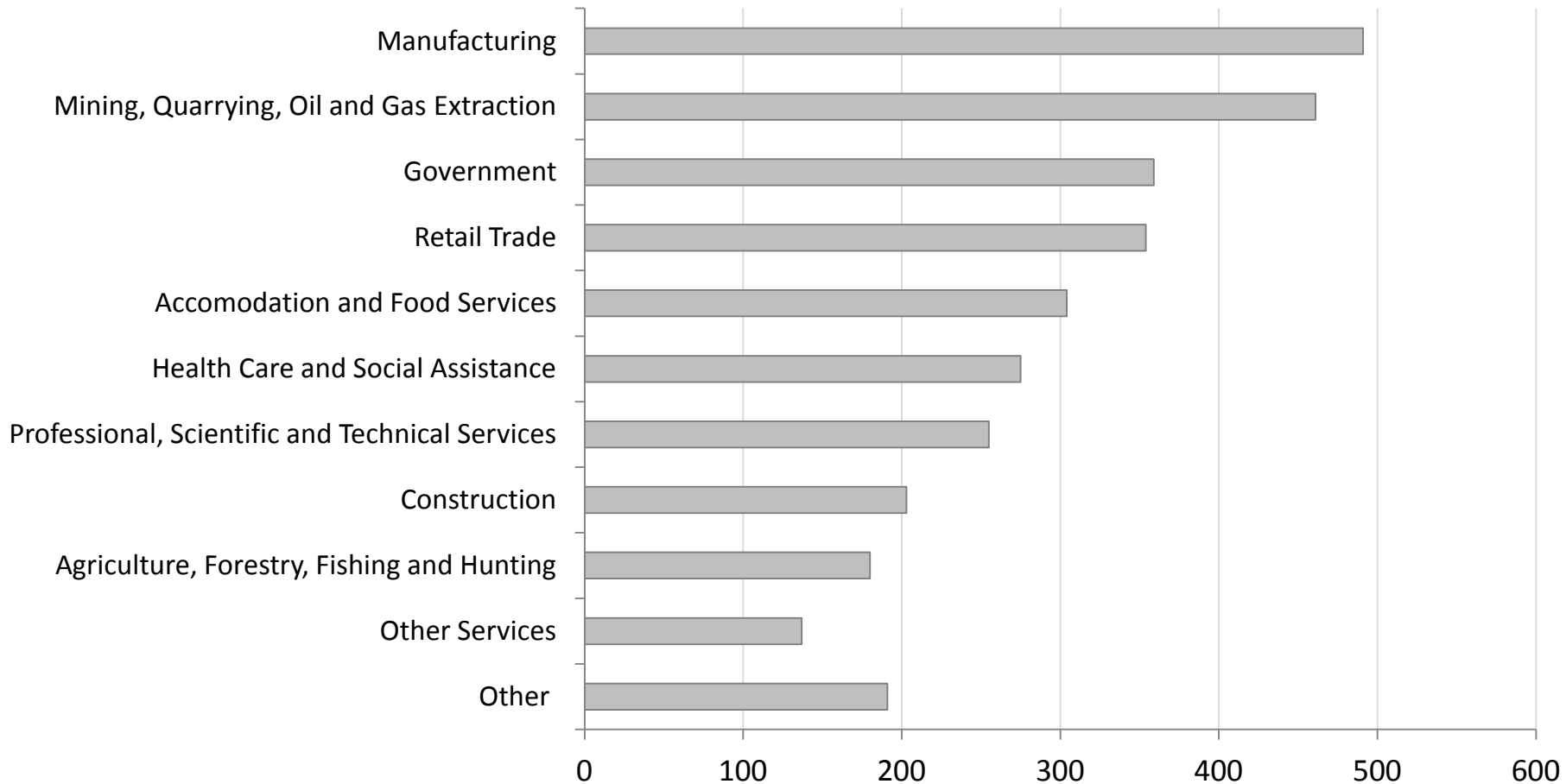
EMPLOYMENT – 2007 - 2011

Since 2007, employment in Elgin (zip code 78621) has steadily increased, rising from almost 2,700 to approximately 3,100 —a rise of more than 17% percent. In many other regions within the country, employment levels today remain significantly below their pre-recession high. The City of Elgin, however, has proven remarkably resilient.



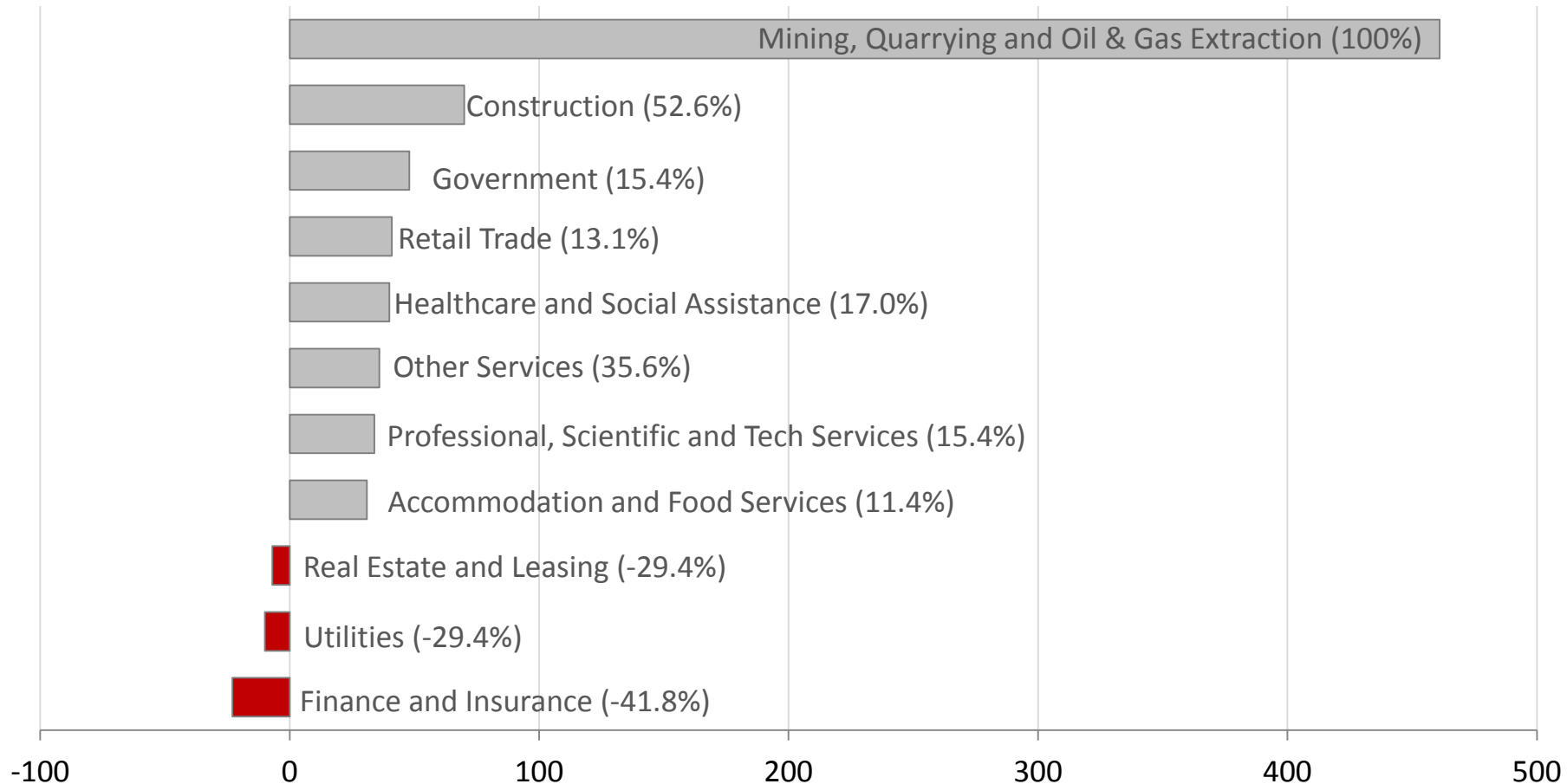
EMPLOYMENT BY INDUSTRY (2011)

Elgin's employment composition is significantly different from the rest of the region. The two largest employment sectors, Manufacturing and Oil & Gas Extraction, each employ approximately 500 and 450 workers respectively. Government, with approximately 350 workers, is the third-largest employment sector in Elgin.



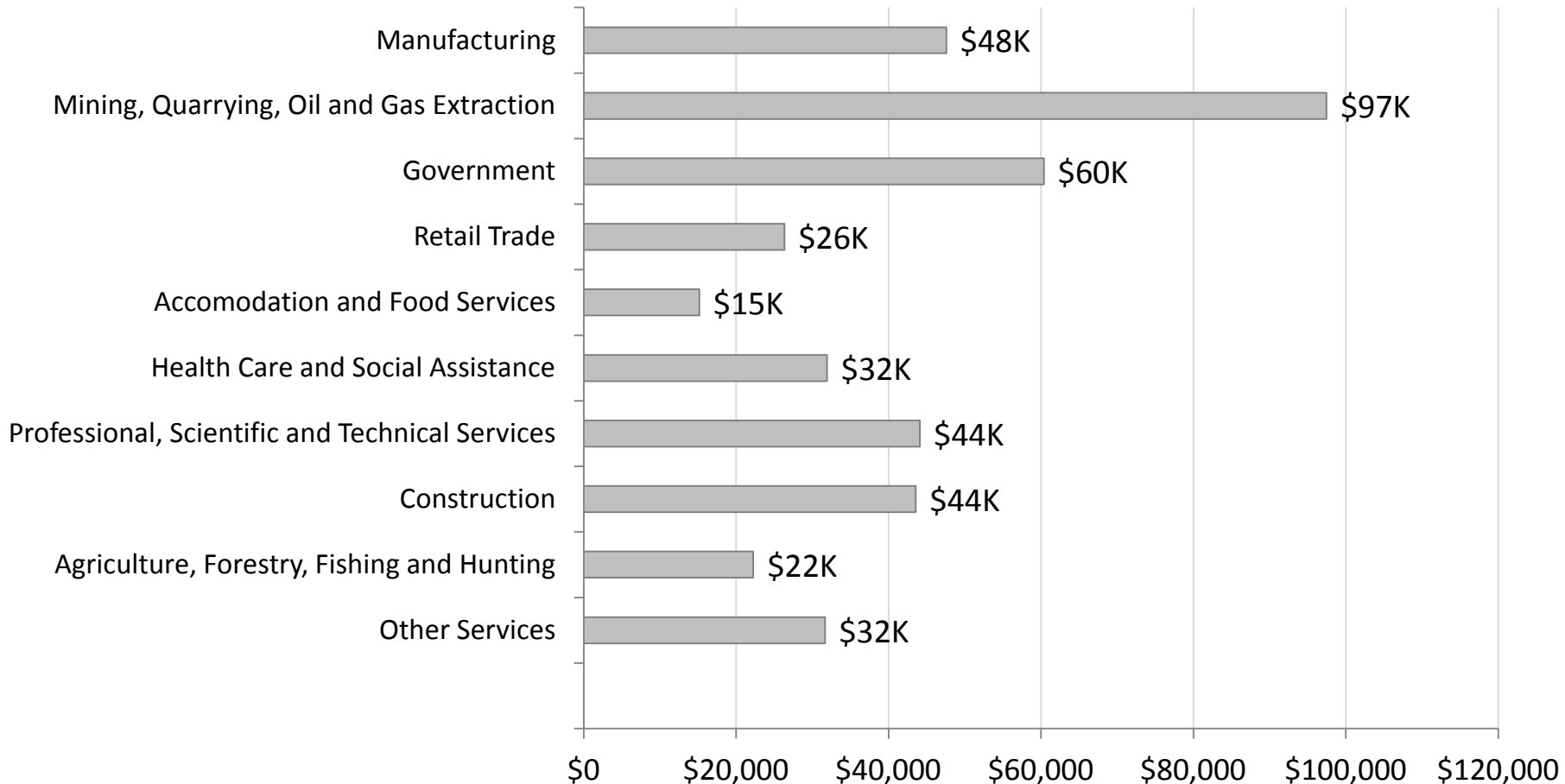
EMPLOYMENT BY INDUSTRY (2006 – 2011)

During the past five years, the Mining, Quarrying and Oil and Gas Extraction sector has added the greatest number of jobs within Elgin (with an increase of more than 450 positions). In fact, the Mining, Quarrying and Oil and Gas Extraction sector has been responsible for most job growth in Elgin during the past five years. Construction, with approximately 75 new jobs, added the second-greatest number of jobs during this period. During this period, Real Estate, Utilities, and Finance and Insurance experienced employment declines.



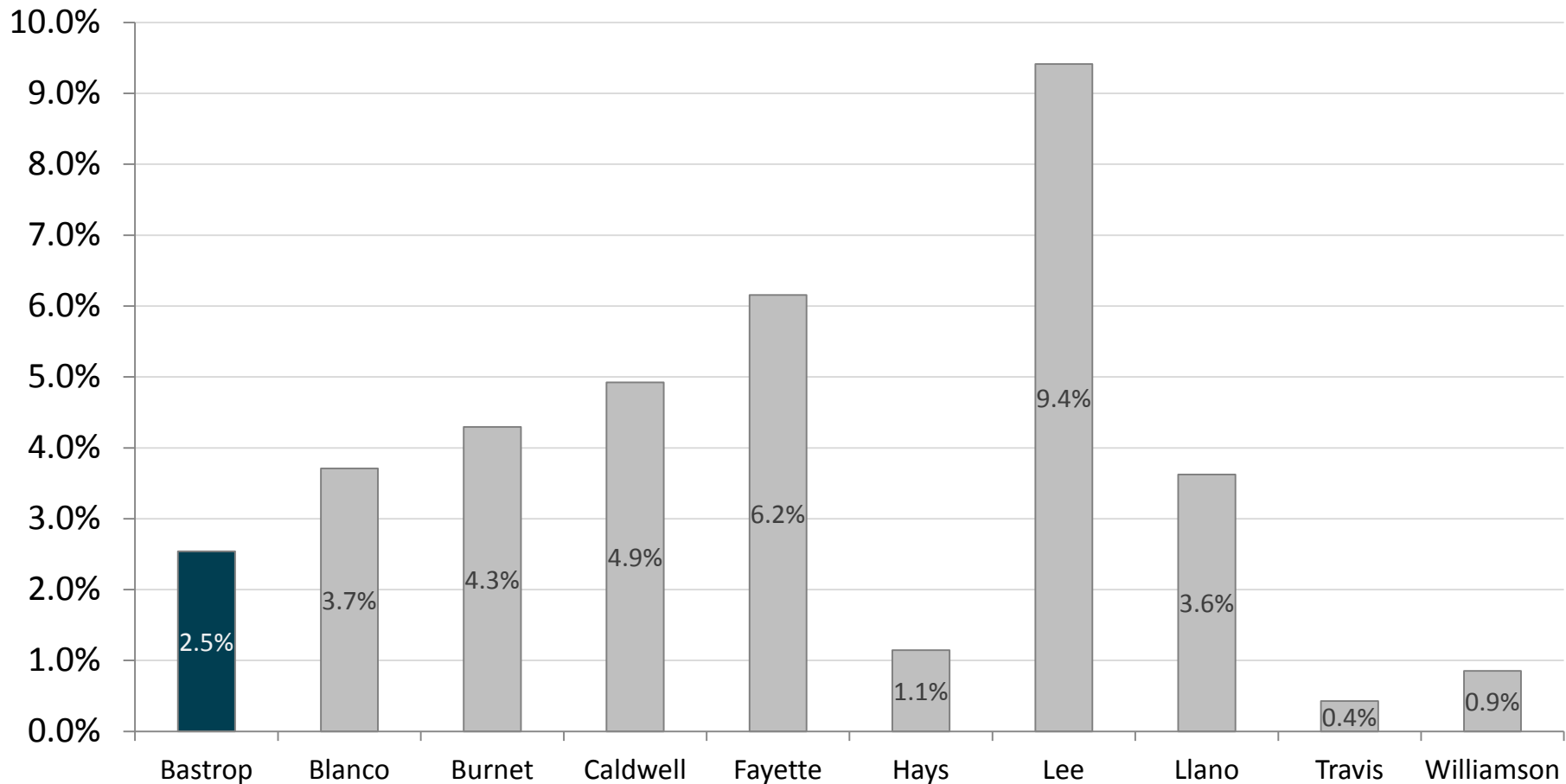
WAGES BY INDUSTRY (2011)

Wages in Elgin differ significantly between various industries. The average salary for the highest-paying employment sector in Elgin, Mining, Quarrying and Oil and Gas Extraction, is approximately \$97,000—more than 6 times the average salary of the lowest-paying employment sector within Elgin, Accommodation & Food Services.

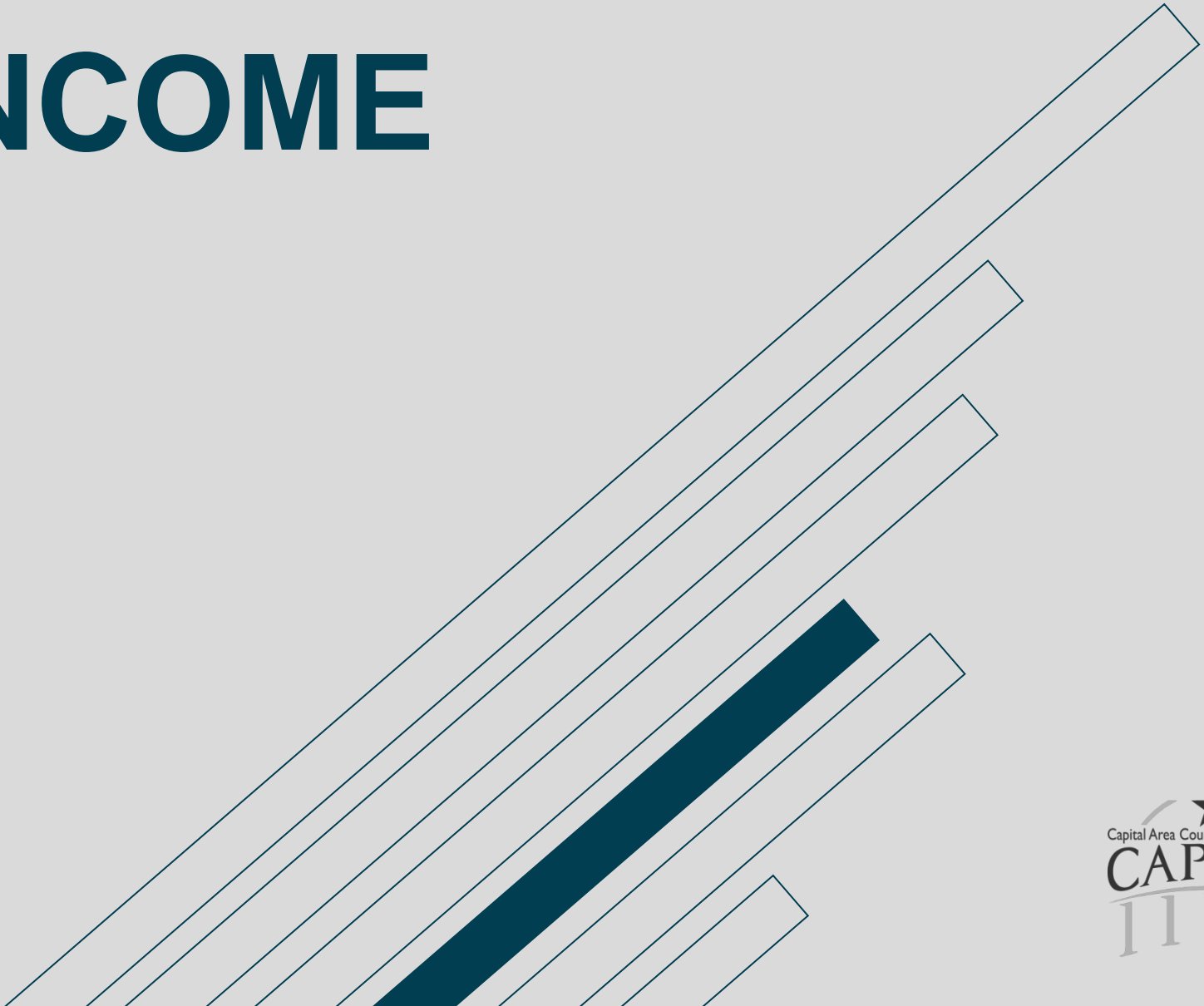


FARM EMPLOYMENT AS A PERCENTAGE OF WORKFORCE (2010)

As demonstrated by farm employment, Bastrop County straddles the urban-rural divide to a greater extent than perhaps any county in Central Texas. With fully 99 percent of their workforce engaged in non-farm employment, Hays, Travis, and Williamson Counties are clearly urban labor markets. On the other hand, farming employs nearly 10 percent of the workforce in Lee County. At 2.5 percent of the total workforce, Bastrop still has many farmers; at the same time, the County also has a lot of individuals employed in the region's urban core.

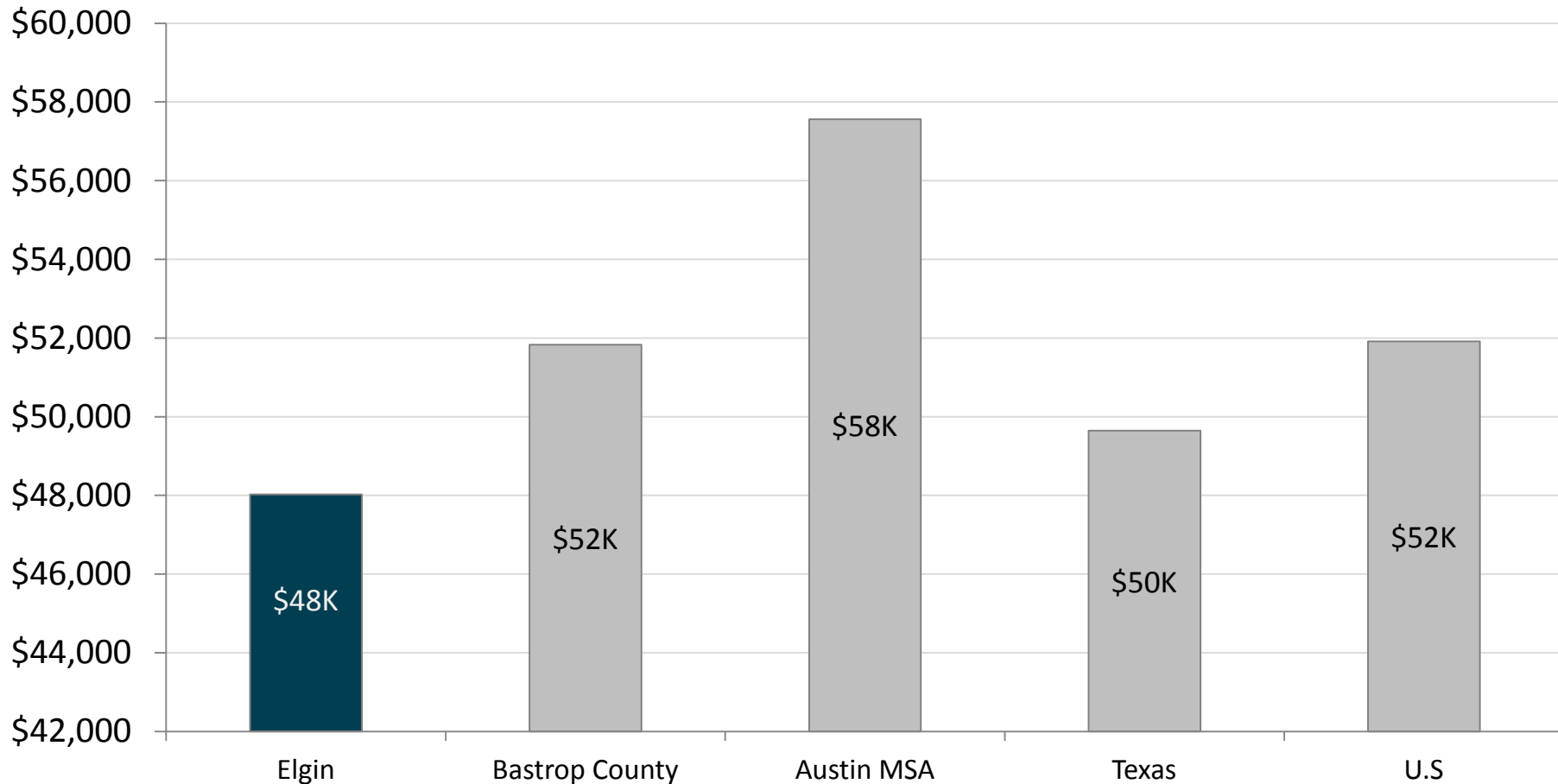


INCOME



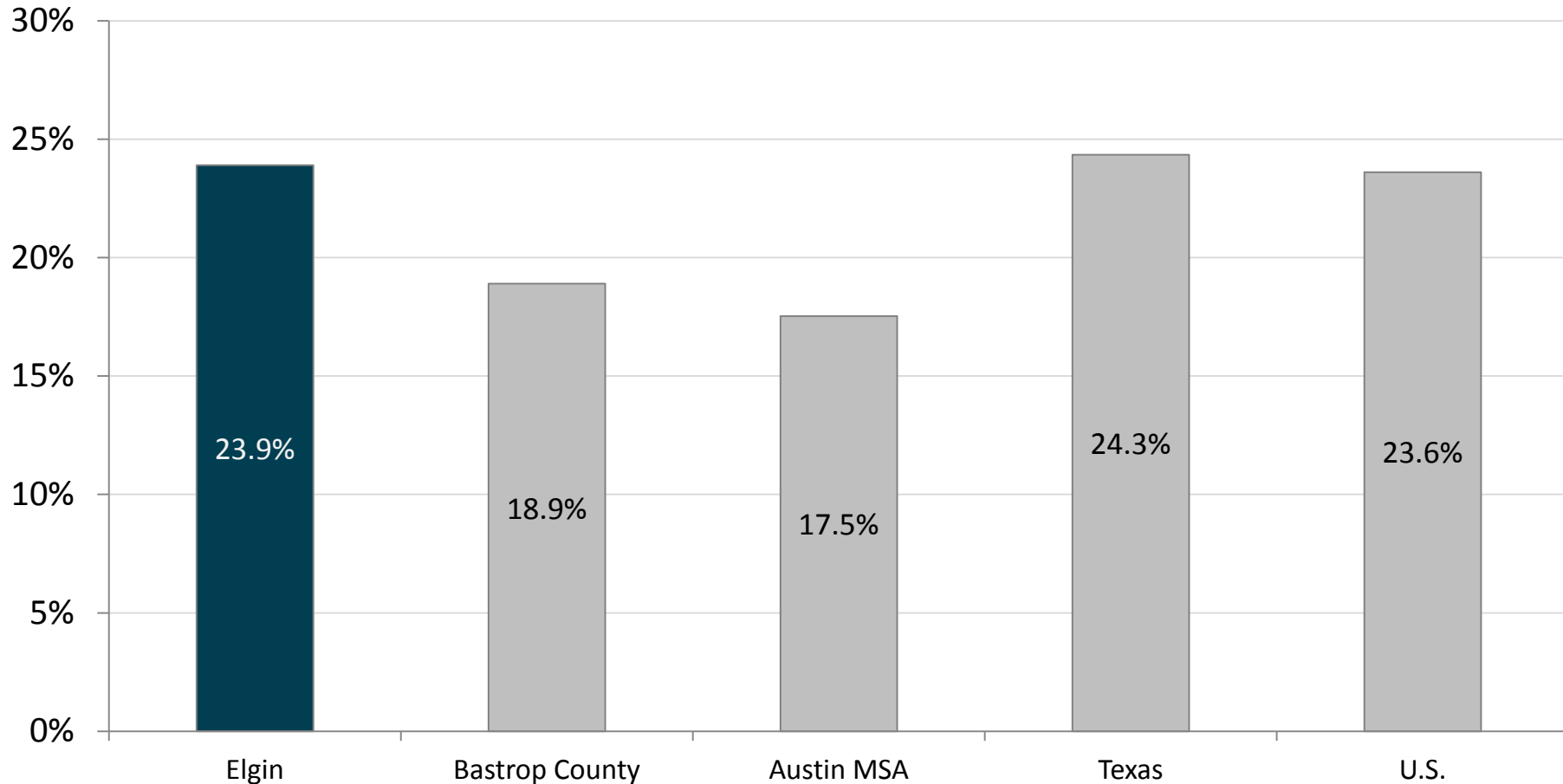
MEDIAN HOUSEHOLD INCOME (2010)

Median household income in Elgin is approximately \$48,000. This figure is slightly lower than the median household income of both Bastrop County (at approximately \$52,000) and the Austin metropolitan region (at \$57,500).



CHANGE IN MEDIAN HOUSEHOLD INCOME (2000 vs. 2010)

Since 2000, median household income in Elgin has risen by nearly 25 percent. In fact, the growth of Elgin's median household income outpaced median household income growth in both Bastrop County and the Austin metropolitan region during the past decade.



HOUSING

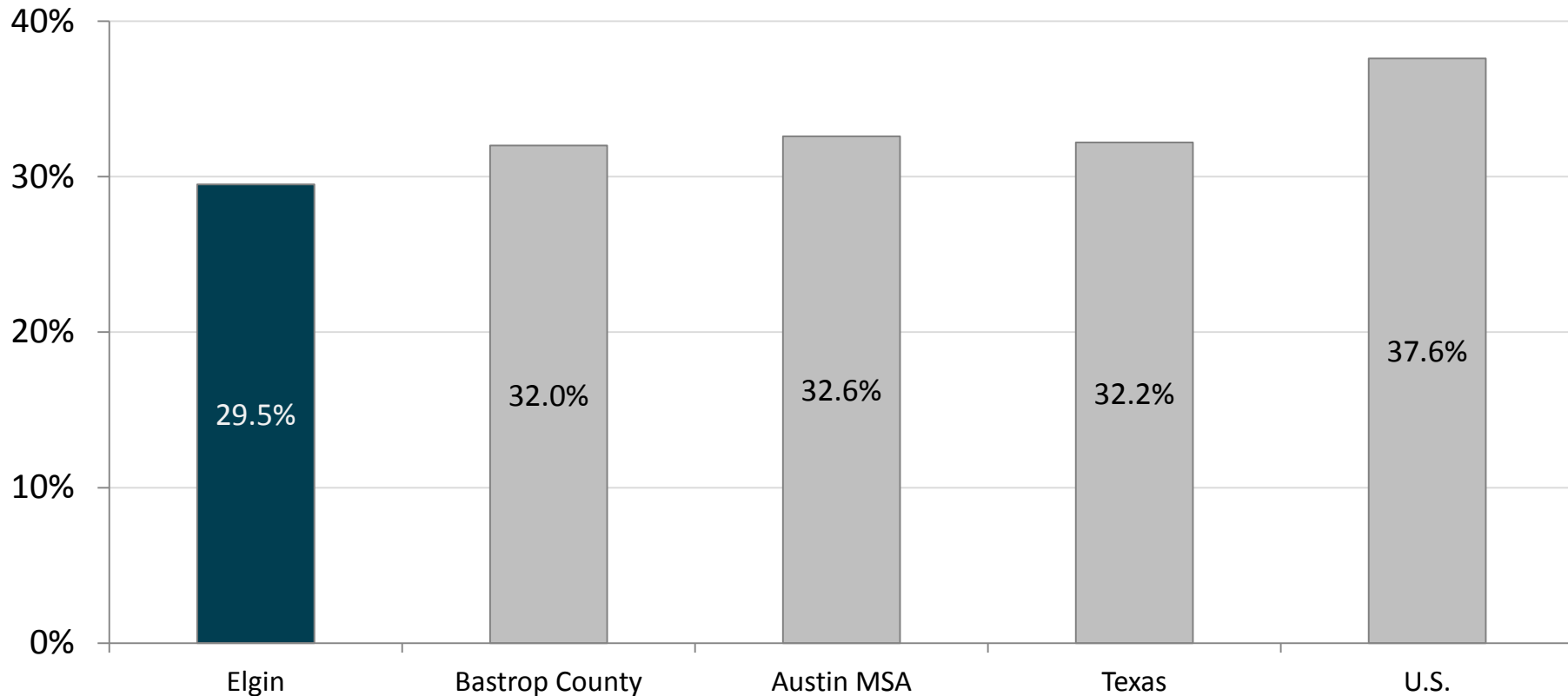


HOUSING AFFORDABILITY (2010)

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families and individuals who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. In 2010, 29.5 percent of homeowners in Elgin with a mortgage spent more than 30 percent of their income on housing—a slightly lower proportion than Bastrop County as a whole and the Austin metropolitan region average.



— PERCENTAGE OF HOMEOWNERS WITH A MORTGAGE THAT SPEND MORE THAN 30% OF INCOME ON HOUSING —

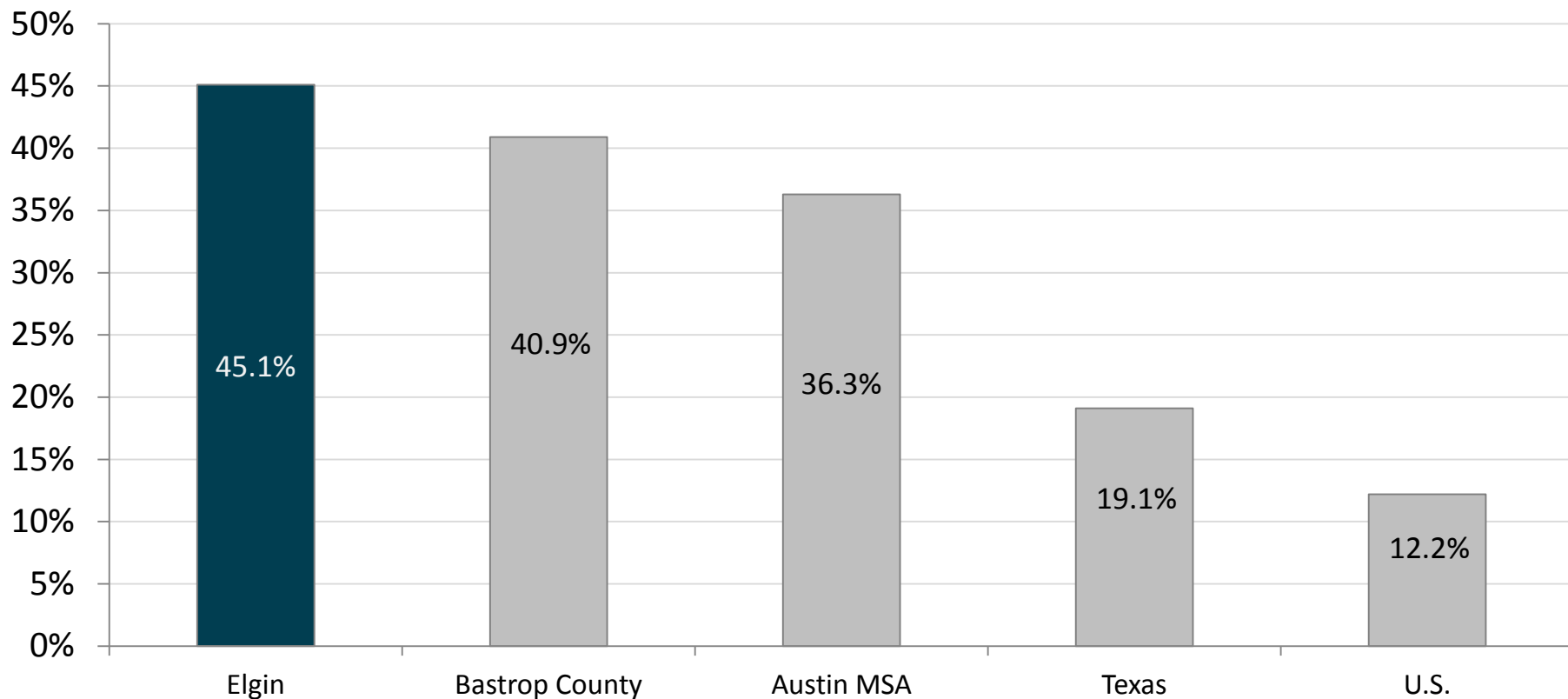


HOUSING GROWTH (2000-2010)

Since 2000, the number of housing units in Elgin increased by approximately 63 percent. The growth of Elgin's housing stock outpaced Bastrop County, the Austin metropolitan region, the State of Texas and the US.



HOUSING UNIT GROWTH (2000-2010)

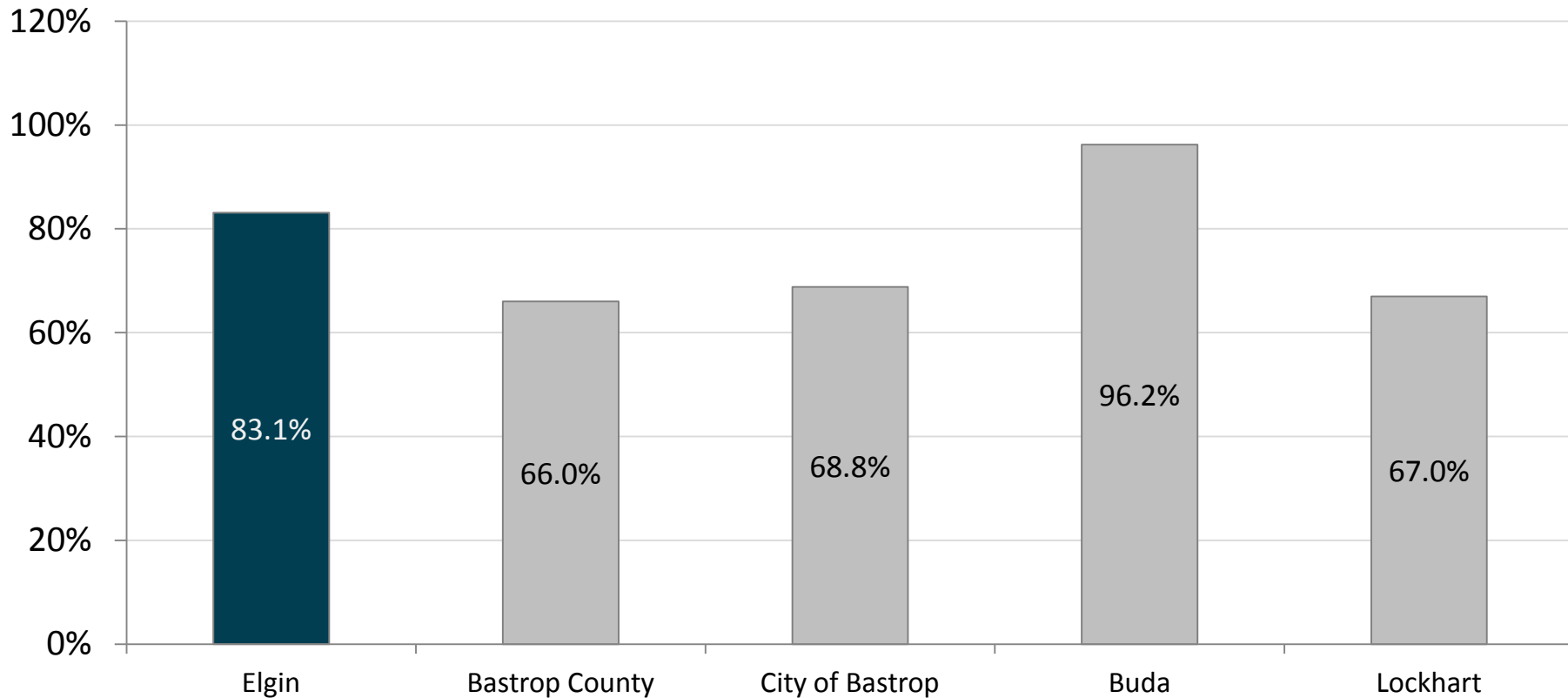


SINGLE FAMILY (2010)

More than 80 percent of housing units in Elgin are single-family detached homes. The figure is significantly higher than Bastrop County and many other cities in the region of similar size (with the notable exception of Buda).



PERCENTAGE OF HOUSING UNITS THAT ARE SINGLE FAMILY DETACHED (2010)

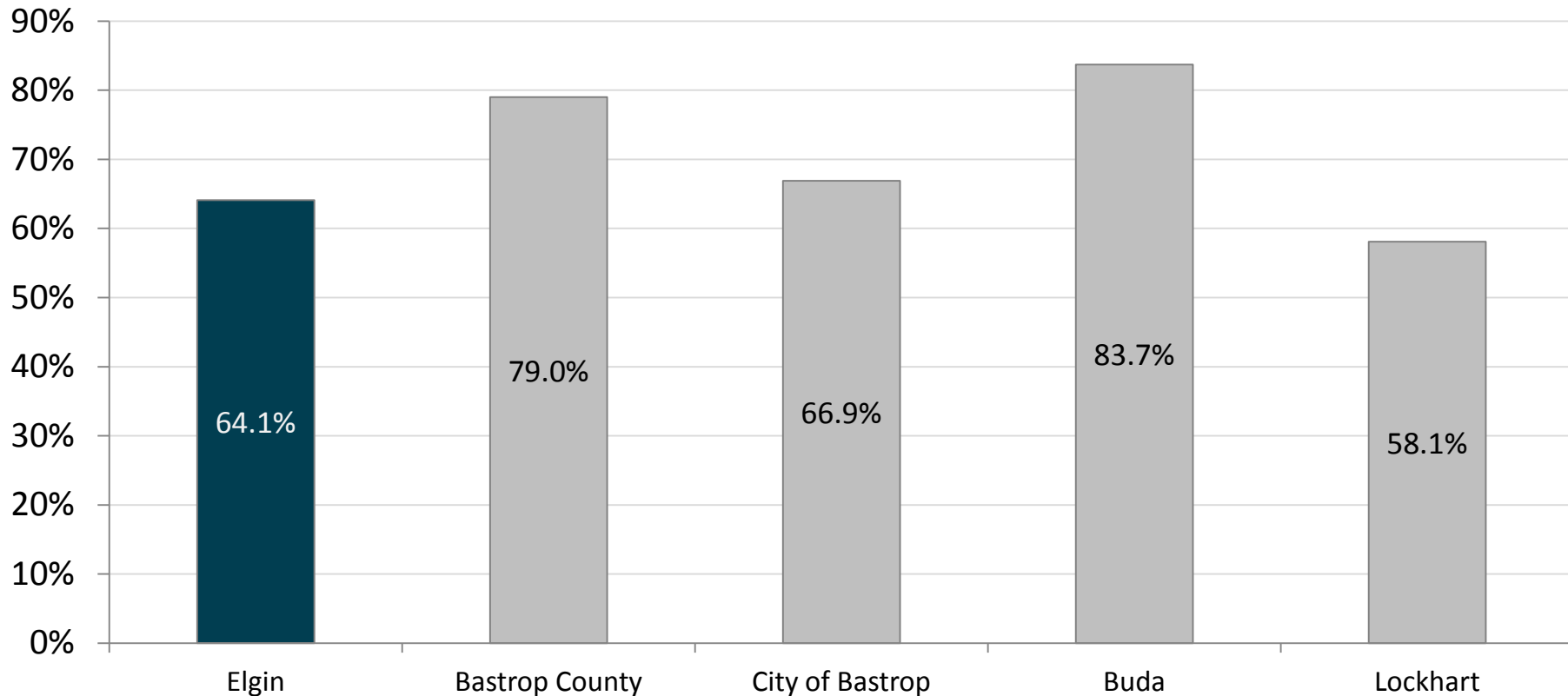


OWNER OCCUPIED HOUSING (2010)

Elgin has a lower proportion of owner-occupied housing units than the Bastrop County average. With approximately 64 percent of the units owner occupied, the homeownership rate in Elgin is also lower than several other cities of similar size in the region (with the exception of Lockhart).



PERCENTAGE OF OCCUPIED HOUSING UNITS THAT ARE OWNER OCCUPIED (2010)

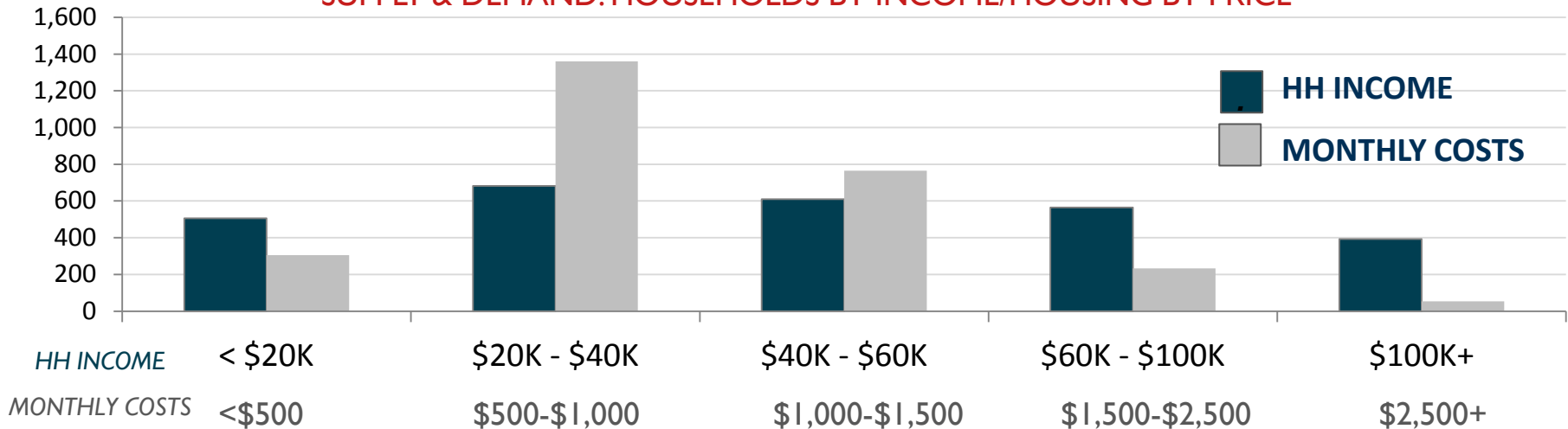


HOUSING: SUPPLY & DEMAND

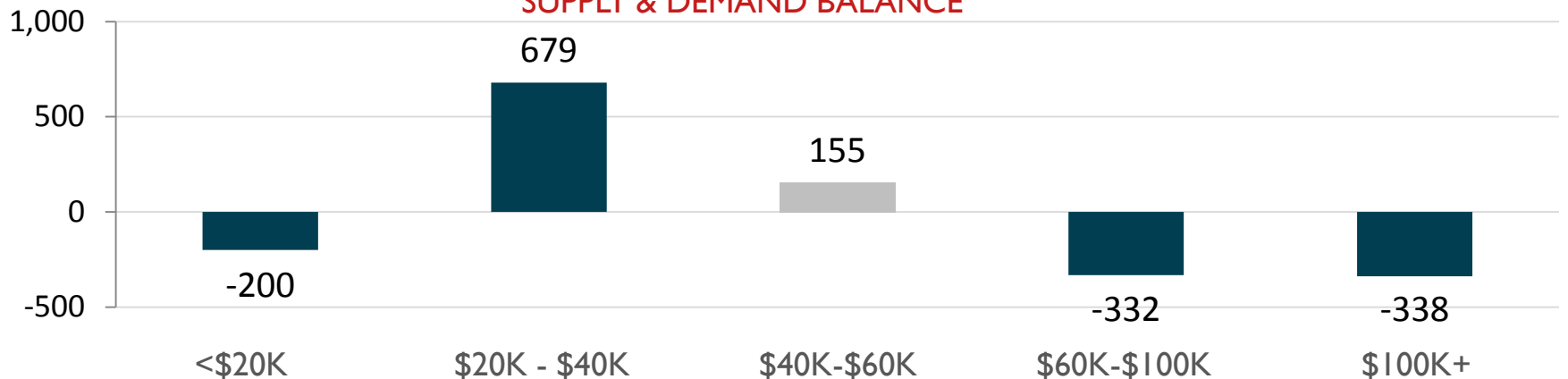
Within Elgin, there is a slight mismatch between household income and housing at corresponding price points. For example, while there appears to be an oversupply of homes in Elgin for households earning between \$20,000 and \$60,000 annually, household income figures suggest that the city could support additional housing at higher price points. Specifically, Elgin may suffer from a shortage of available housing units for households with annual incomes of more than \$60,000.



SUPPLY & DEMAND: HOUSEHOLDS BY INCOME/HOUSING BY PRICE



SUPPLY & DEMAND BALANCE



COMMUTING PATTERNS



DAILY COMMUTING PATTERN BALANCE

(A)

The light red circle depicts outside workers who commute into Elgin for work.

(B)

Workers both living and working in Elgin are represented by the overlapping circles.

(C)

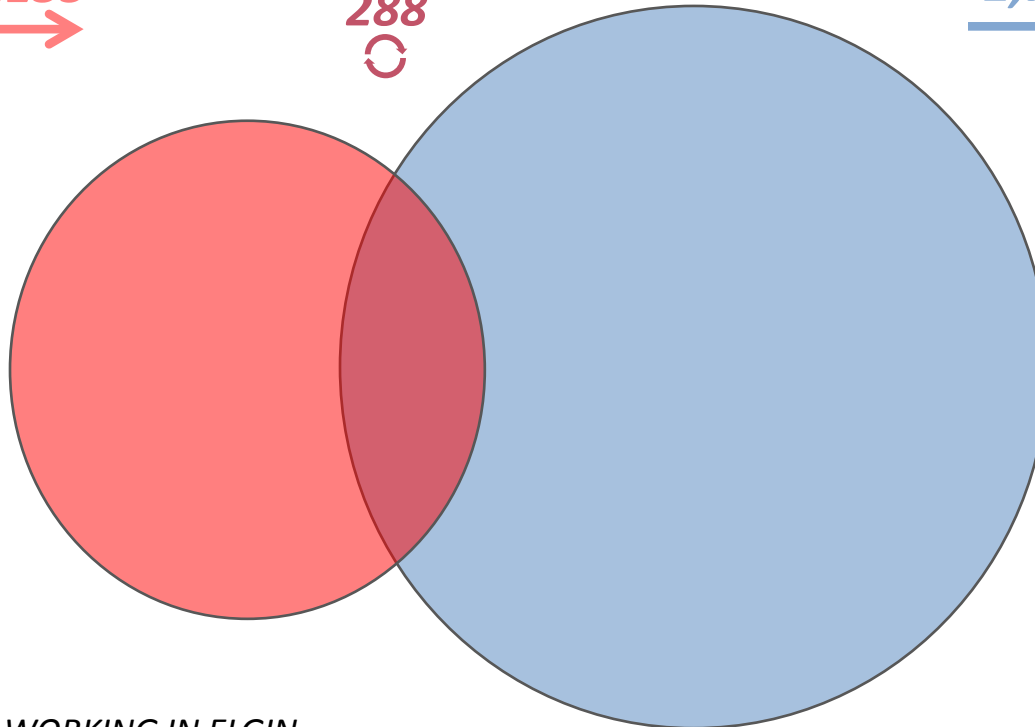
The blue circle depicts workers living in Elgin who commute to another place for employment.



1,135
→

288
↻

2,732
→

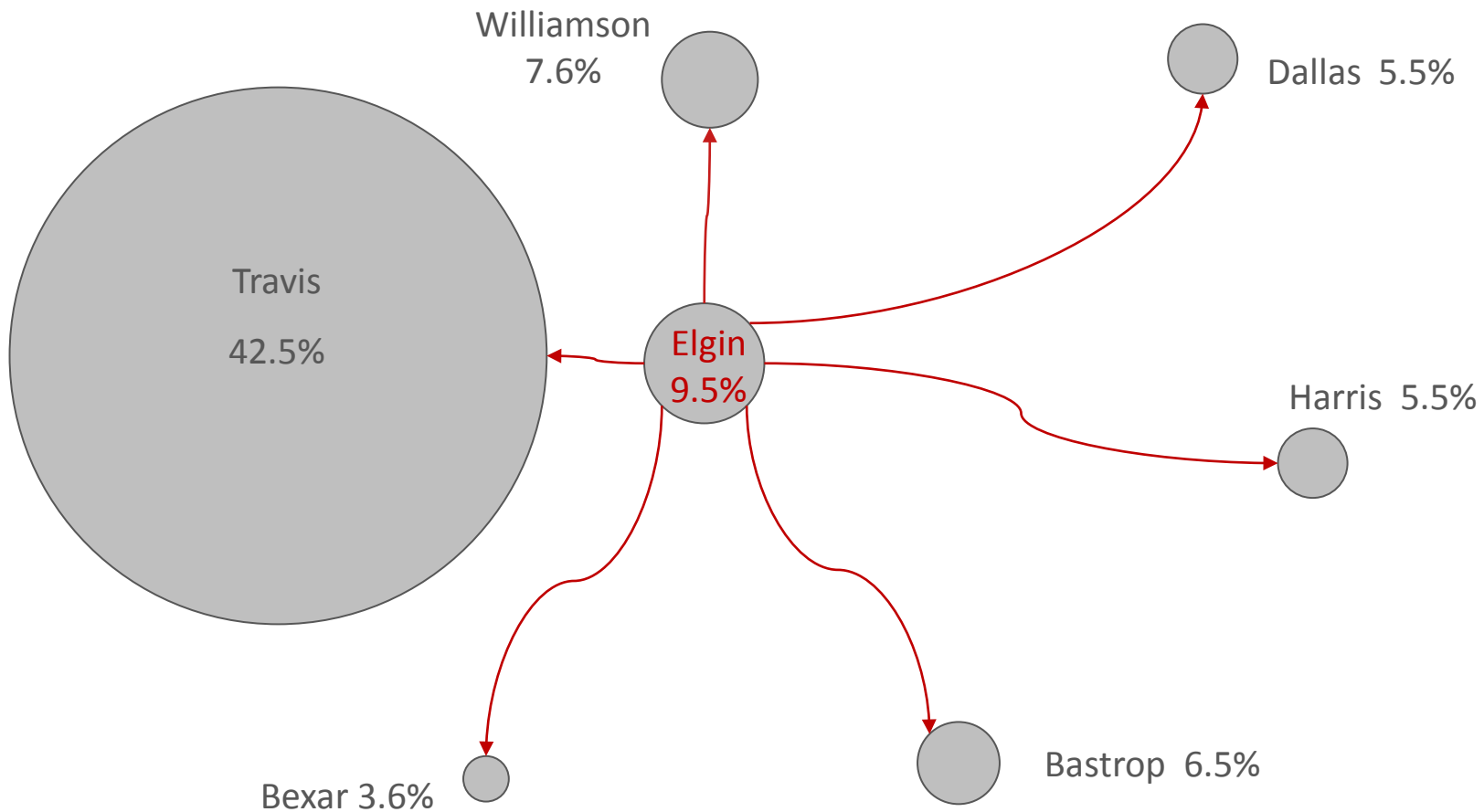


$A + B = \text{INDIVIDUALS WORKING IN ELGIN}$

$B + C = \text{WORKERS LIVING IN ELGIN}$

WHERE RESIDENTS WORK?

Over 90 percent of all Elgin's working residents are employed outside of the City. The leading work destinations for Elgin's residents are listed below. Travis County is the largest destination for Elgin's workers; more than 42 percent of workers living in Elgin work in Travis County. Other leading recipients of Elgin workers include jurisdictions outside of Elgin but within Bastrop County and Williamson County.



WHERE DO WORKERS LIVE?

Approximately 80 percent of Elgin workers commute into the city for jobs. About 26 percent of Elgin's workers commute from other jurisdictions within Bastrop County, with another 14 percent commuting from Travis County and 11 percent from Williamson County.

